



BRITISH  
PROPERTY  
AWARDS

2024



GOLD WINNER

ESTATE AGENT  
IN HORNCastle



**Karenza**  
Great Steeping, Spilsby. PE23 5PT

**BELL**





## Karenza

### Great Steeping, Spilsby

Karenza is a detached 4/5 bedroom bungalow; providing spacious, modernised accommodation to an attractive corner plot. Enhanced and upgraded by the current vendors, the property offers both accessibility and quality – making this village home suitable for family or multi-generational living.

Accommodation comprises a living room, open-plan kitchen to dining room with versatile snug/play room leading off and French doors to the rear decking. Four bedrooms include a master with en suite shower room; alongside family bath and shower room, utility and garage. The property is set with ample off road parking for multiple vehicles, gardens to front and rear, and an external, timber framed studio with power.

#### ACCOMMODATION

**Hallway** having composite double glazed obscure front entrance door with matching side panel and uPVC double glazed window to side aspect; of S shaped proportions, wood effect flooring, radiator, two loft access hatches one with built in ladder, ceiling lights and power points. Doors to accommodation including:

**Living Room** having uPVC double glazed bow window to front aspect; carpeted floor, TV point, radiator, ceiling light and power points.

**Kitchen** having uPVC double glazed window to rear aspect; an excellent range of modern storage units to base and wall levels including glazed shelves and open shelves to wall, 1 1/2 bowl Quartz Conspire sink and drainer set to roll edge wood effect worktop with pop up







sockets, four ring venting induction hob, Hotpoint oven and grill, integrated dishwasher. Tiled flooring, column radiator, breakfast bar peninsula with pop up sockets. Ceiling spotlights and power points. Open to:

**Dining Room** with uPVC double glazed French doors to side aspect; wood effect flooring, radiator, TV point, ceiling spotlights and power points.

**Snug / Play Room** with uPVC double glazed window to side aspect; carpeted floor, radiator, ceiling light and power points.

**Utility** having uPVC double glazed patio door and window to rear aspect; full height, modern storage units. roll edge worktop with space and connections beneath for washer and tumble dryer with space and connections for upright American style fridge freezer. Tiled flooring, column radiator, loft access hatch, ceiling light and power points. Door to garage.

**Family Bathroom** having uPVC double glazed obscure window to rear aspect; panel bath, corner shower cubicle with monsoon and regular heads over, wash hand basin set to storage unit with light up, anti fog mirror over and low-level WC. Wood effect tiled flooring, tiles to walls, extractor fan, heated towel rail, corner storage unit and ceiling spotlights.

**Bedroom / Office** with uPVC double glazed window to side aspect; carpeted floor, louvre doors to storage space, radiator, ceiling light and power points.



**Master Bedroom** having uPVC double glazed French doors to side aspect; carpeted floor, radiator, ceiling light and power points. With door leading to..

**En-suite** having uPVC double glazed obscure window to side aspect; shower confirm with Triton electric shower over, tiled surround, wash hand basin set to vanity unit and low level WC. Wood effect tiled flooring, heated towel rail, extractor fan, tiles to walls and motion sensor ceiling spotlights.

**Bedroom** having uPVC double glazed window to front aspect; built in louvre door storage and wardrobe space, carpeted floor, radiator, ceiling lights and power points.



**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

The property is situated on an attractive corner position, with wide driveway opening leading to parking space for multiple vehicles and the large **Garage** with double doors to front, wall mounted gas fired Ideal boiler, light and power. Door to utility.

The rear garden, contained by fencing to the sides to ensure a child and pet friendly secure space, with useful personnel gate on to Lancaster Close, is laid to lawn with a mature tree set to gravelled bed. Nestled between the dining room and master bedroom is a generous decked seating space.

To one side stands a paved patio space with timber framed **Garden Store** with single glazed windows, light and power; to the other side is a gravelled space with greenhouse.

**East Lindsey District Council – Tax band: C**

**ENERGY PERFORMANCE RATING: tbc**

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office

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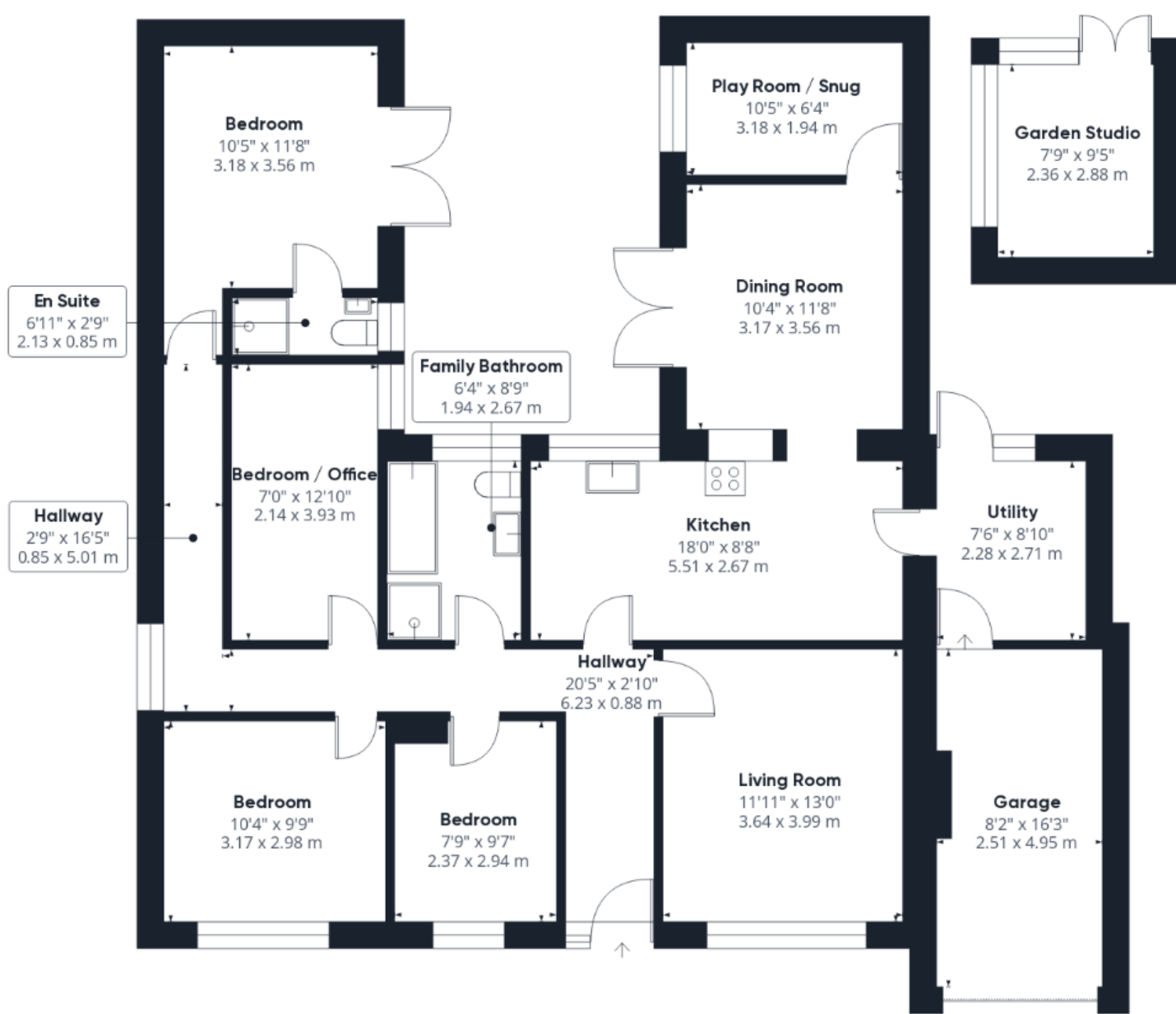
Brochure prepared 6.2.2025











**Approximate total area<sup>(1)</sup>**

1416.75 ft<sup>2</sup>  
131.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

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